

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

THE UNDERSIGNED, HARMONY HILLS HOLDINGS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETOR OF A PARCEL OF LAND SITUATE IN THE NEARBY AND THE NW1/4 OF SECTION 29, T.33N., R.79W., 6TH P.M. BEING A VACATION AND REPLAT OF LOTS 5 & 6, HARMONY HILLS ADDITION NO. 2 - PHASE 2 AND LOT 4A, HARMONY HILLS ADDITION NO. 2 - PHASE 2, LOTS 3A & 4A, TO THE CITY OF CASPER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S0172°45'E, ALONG THE EAST LINE OF THE PARCEL AND THE WEST LINE OF LOT 1, HARMONY HILLS NO. 2 - PHASE 2, A DISTANCE OF 164.55 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S88°31'09"W, ALONG THE SOUTH LINE OF THE PARCEL, A DISTANCE OF 122.20 FEET TO THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED, ALSO BEING THE SOUTHWEST CORNER OF LOT 3A, HARMONY HILLS ADDITION NO. 2 - PHASE 2, LOTS 3A & 4A, MONUMENTED BY A BRASS CAP;

THENCE N0126°54'W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 3A, A DISTANCE OF 162.7 FEET TO THE NORTHWEST CORNER OF THE PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3A, LOCATED ON THE SOUTH LINE OF WYOMING BOULEVARD, MONUMENTED BY A BRASS CAP;

THENCE N87°24'14"E, ALONG THE NORTH LINE OF THE PARCEL AND THE SOUTH LINE OF WYOMING BOULEVARD, A DISTANCE OF 122.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.48 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 2 - PHASE 2A" AND THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, BRISSES AND PRESS. ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. THE STRIP OF LAND MARKED "15' PUBLIC ACCESS EASEMENT" IS DEDICATED TO THE USE OF THE PUBLIC AS A PUBLIC ACCESS TO ALL FACILITIES WITHIN THIS SUBDIVISION. ALL ROADS AS SHOWN ON THIS PLAT HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.



- LEGEND**
- SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINIUM CAP
  - ⊕ FOUND MONUMENT AS NOTED
  - ⊕ CONCRETE PARKING LOT - MARKINGS AS SHOWN

HARMONY HILLS HOLDINGS, LLC  
 421 SOUTH CENTER STREET  
 CASPER, WYOMING 82601

*Lisa Burridge* - MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MEMBER OF HARMONY HILLS HOLDINGS, LLC, THIS 12<sup>th</sup> DAY OF August, 2016.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3-24-20

*Sam Hecht*  
 NOTARY PUBLIC

**APPROVALS**

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS 19<sup>th</sup> DAY OF May 2016.

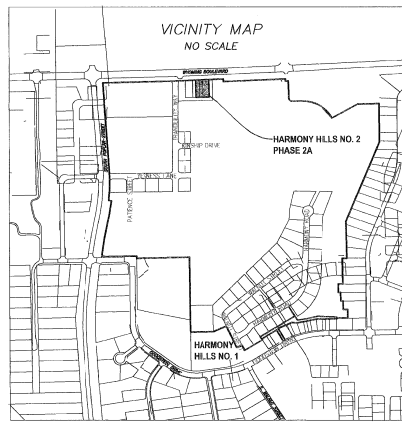
ATTEST: *Liz Becher* SECRETARY

APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY RESOLUTION NO. 16-163 DULY PASSED,  
 ADOPTED AND APPROVED THIS 23<sup>rd</sup> DAY OF August 2016.

ATTEST: *Michael Balcer* CITY CLERK

INSPECTED AND APPROVED THIS 23<sup>rd</sup> DAY OF August 2016.

INSPECTED AND APPROVED THIS 23<sup>rd</sup> DAY OF August 2016.



VACATION AND REPLAT OF  
 LOTS 5 & 6  
 HARMONY HILLS ADDITION NO. 2 - PHASE 2  
 AND LOT 4A, HARMONY HILLS ADDITION  
 NO. 2 - PHASE 2, LOTS 3A & 4A  
 AS  
**HARMONY HILLS ADDITION NO. 2  
 PHASE 2A**

AN ADDITION TO THE CITY OF CASPER, WYOMING  
 BEING A PORTION OF THE NEARBY & NW1/4  
 OF SECTION 29 T.33N., R.79W., 6TH P.M.  
 NATRONA COUNTY WYOMING  
 MARCH 2015  
 W.O. #11-051

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:88,973.
  2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86.
  3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'27.31", AND THE COMBINED FACTOR IS 4.9975018.
  4. ALL DISTANCES ARE GROUND.
  5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO BE USED AS BENCHMARKS.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528 DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2016, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/86, CITY OF CASPER GS SYSTEM. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER  
 THIS 13<sup>th</sup> DAY OF AUGUST, 2016.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3-24-20

*Sam Hecht*  
 NOTARY PUBLIC



W:\Users\2014\152\2016\16-163 Harmony Hills Survey\2016\16-163 Harmony Hills 2-Phase 2A\Harmony Hills 2-Phase 2A.dwg, 2/26/16, BJB